

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE ALHAMBRA, CALIFORNIA 91803-1331 Telephone: (626) 458-5100 http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO: P.O. BOX 1460 ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE:

MP-6

June 16, 2009

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012

Dear Supervisors:

SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT SURPLUS PROPERTY IN CITY OF LOS ANGELES DAYTON CREEK - PARCELS 3EX, 4EX, AND 4EX.1 BELL CREEK - PARCELS 8EX.4, 8EX.5, 8EX.6, 8EX.7, AND 8EX.8 (SUPERVISORIAL DISTRICT 3) (3 VOTES)

SUBJECT

This action is to approve the sale of the Los Angeles County Flood Control District surplus property along portions of Dayton Creek and Bell Creek in the City of Los Angeles to the adjacent property owners.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

- 1. Find the sale categorically exempt from the provisions of the California Environmental Quality Act.
- 2. Find that the fee interest in Dayton Creek Parcels 3EX, 4EX, and 4EX.1 and Bell Creek Parcels 8EX.4, 8EX.5, 8EX.6, 8EX.7, and 8EX.8, in the City of Los Angeles, to no longer be required for the purposes of the Los Angeles County Flood Control District.

The Honorable Board of Supervisors June 16, 2009 Page 2

- 3. Authorize the sale of Dayton Creek Parcels 3EX and 4EX and Bell Creek Parcel 8EX.8 to Eugene T. Ricupito and Jean Sargent for \$2,700, Dayton Creek Parcel 4EX.1 to Vishnu and Praveena R. Karra for \$2,400, Bell Creek Parcel 8EX.4 to Ronald J. and Virginia B. Selwyn for \$2,700, Bell Creek Parcel 8EX.5 to Dening Cai for \$2,700, Bell Creek Parcel 8EX.6 to Guy Langley for \$2,600, and Bell Creek Parcel 8EX.7 to Srinivas and Sridevi Ankareddy for \$2,600.
- 4. Instruct the Chairman to sign the Quitclaim Deeds and authorize delivery to the grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommend action is to obtain your Board's approval to sell portions of the Los Angeles County Flood Control District (LACFCD) surplus property along Dayton Creek and Bell Creek to the adjacent property owners, Eugene T. Ricupito and Jean Sargent, Vishnu and Praveena R. Karra, Ronald J. and Virginia B. Selwyn, Dening Cai, Guy Langley, and Srinivas and Sridevi Ankareddy, who own single-family residences along Sale Avenue, in the City of Los Angeles.

The LACFCD acquired fee title to these parcels as part of the land needed for the Dayton Creek and Bell Creek projects. Construction has been completed, and the subject parcels lie outside of the required right of way. The adjacent property owners who requested to purchase these properties are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Operational Effectiveness (Goal 3). The revenues for this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

The will be no impact to the County General Fund.

The proposed total cost of the sale in the amount of \$15,700 represents the fair market values. This amount has been paid and deposited into the LACFCD Fund.

The Honorable Board of Supervisors June 16, 2009 Page 3

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Dayton Creek Parcels 3EX, 4EX, and 4EX.1 and Bell Creek Parcels 8EX.4, 8EX.5, 8EX.6, 8EX.7, and 8EX.8 are located between Gault Street and Asman Avenue in the City of Los Angeles, as shown on the attached map.

Pursuant to Government Code Section 65402, notifications of the proposed sales were submitted to the appropriate agencies for their reports as to conformance with the adopted General Plan of the agencies. Since no answers were received within the 40-day period as stipulated in this section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The proposed sale is authorized by Section 2, Paragraph 13, of the Flood Control Act. Paragraph 13 authorizes the LAFCD, "To...sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors, said property or any interest therein, or any part thereof, is no longer required for the purpose of said district..."

The proposed sale will not hinder the use of Dayton Creek or Bell Creek for possible transportation, utility, recreational corridors, or flood control purposes.

The attached Quitclaim Deeds have been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The surplus properties under the proposed sale are incapable of independent development, in that they meet the criteria of Section 15312(1) of the CEQA guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines, Appendix G.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will eliminate the need to maintain this property and will reduce the LACFCD's costs and expenses.

The Honorable Board of Supervisors June 16, 2009 Page 4

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deeds to the Department of Public Works, Mapping & Property Management Division. Retain the duplicate copies for your files.

Respectfully submitted,

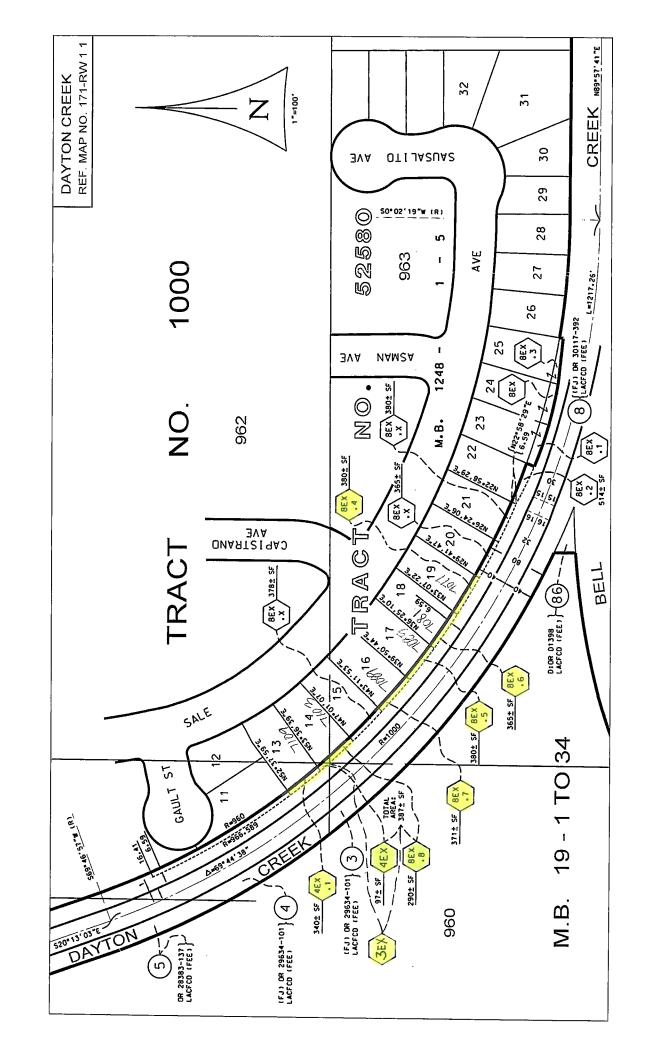
GAIL FARBER

Director of Public Works

GF:PAP:mr

Attachments (7)

c: Auditor Controller (Accounting Division - Asset Management)
 Chief Executive Office (Lari Sheehan)
 County Counsel
 Executive Office



ORIGINAL

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Documentary transfer tax is \$_____

Eugene T. Ricupito and Jean Sargent 7103 Sale Avenue West Hills, CA 91307-2367

() computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale	Assessor's Identification Number: 2024-016-903 (Portion)
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	, ,
Ву	
QUITO	CLAIM DEED
COUNTY FLOOD CONTROL DISTRICT release, and forever quitclaim to EUGENE as joint tenants, all its right, title, and interest	ot of which is hereby acknowledged, the LOS ANGELES, a body corporate and politic, does hereby remise, T. RICUPITO and JEAN SARGENT, husband and wife est in and to the real property in the City of Los Angeles, ia, described in Exhibit A attached hereto and by this
EXCEPTING AND RESERVING a minerals, but without right of entry to the su	all oil, gas, petroleum, and other hydrocarbons and urface of said land.
	S ANGELES COUNTY FLOOD CONTROL DISTRICT, body corporate and politic
Ву	
Бу	Chairman, Board of Supervisors of the Los Angeles County Flood Control District
(LACFCD-SEAL)	
ATTEST:	
SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles	DAYTON CREEK 3EX AND 4EX Includes: BELL CREEK 8EX.8 171-RW 1.1 (Dayton Creek) S.D. 3 M0921004 DB:bw:p:conf:db-daytoncrk8ex.8 92508
Ву	
Deputy	

NOTE: Acknowledgment form on reverse side.

Space Above This Line Reserved for Recorder's Use

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 2510 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature. The undersigned hereby certifies that on this day of, 20 the facsimile signature of Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTRODISTRICT, was affixed hereto as the official execution of this document. The undersigner further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT. In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written. SACHI A. HAMAI, Executive Officer of the Board of Supervisors
ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 2510 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature. The undersigned hereby certifies that on this day of, 20 the facsimile signature of Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTRODISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT. In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written. SACHI A. HAMAI, Executive Officer
Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTRODISTRICT, was affixed hereto as the official execution of this document. The undersigner further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT. In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written. SACHI A. HAMAI, Executive Officer
DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT. In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written. SACHI A. HAMAI, Executive Officer
·
of the County of Los Angeles
By
(LACFCD-SEAL)

APPROVED AS TO FORM:

ROBERT E. KALUNIAN Acting County Counsel

Deputy

P:CONF:ACK:FLODFAX.2 W O BOX RVSD. 92908

DAYTON CREEK 3EX AND 4EX

Includes: BELL CREEK 8EX.8 171-RW 1.1 (Dayton Creek) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0921004

LEGAL DESCRIPTION

PARCEL NOS. 3EX, 4EX, AND 8EX.8 (Quitclaim of portions of fee):

Those portions of those certain parcels of land in Lots 960, 962, and 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 3 (Dayton Creek) and PARCEL 4 (Dayton Creek), both in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 29634, page 101, of Official Records, in the office of said Registrar-Recorder/County Clerk, and PARCEL 8 – (Bell Creek), in said Final Judgment, a certified copy of which is recorded in Book 30117, page 392, of said Official Records, within the following described boundaries:

Beginning at the most southerly corner of Lot 14, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 47°01'07" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°29'54", an arc distance of 59.02 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 53°36'39" East along said last-mentioned southwesterly prolongation, a distance of 6.60 feet to said curved southwesterly line; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 387 ± square feet

COUNTY OF LOS ANGELES

By _____

SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

APPROVED AS TO DESCRIPTION

DUPLICATE

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Eugene T. Ricupito and Jean Sargent 7103 Sale Avenue West Hills, CA 91307-2367

of the County of Los Angeles

Deputy

By

Documentary transfer tax is \$	Space Above This Line Reserved for Recorder's Use
() computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale	Assessor's Identification Number: 2024-016-903 (Portion)
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	,
Ву	_
•	
QU	IITCLAIM DEED
COUNTY FLOOD CONTROL DISTR release, and forever quitclaim to EUG as joint tenants, all its right, title, and it	eceipt of which is hereby acknowledged, the LOS ANGELES RICT, a body corporate and politic, does hereby remise, ENE T. RICUPITO and JEAN SARGENT, husband and wife nterest in and to the real property in the City of Los Angeles, ifornia, described in Exhibit A attached hereto and by this
EXCEPTING AND RESERVIN minerals, but without right of entry to the	NG all oil, gas, petroleum, and other hydrocarbons and ne surface of said land.
Detect	
Dated	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic
	By Chairman, Board of Supervisors of the Los Angeles County Flood Control District
(LACFCD-SEAL)	
ATTEST:	
SACHI A. HAMAI, Executive Officer of the Board of Supervisors	DAYTON CREEK 3EX AND 4EX Includes: BELL CREEK 8EX.8 171-RW 1.1 (Dayton Creek)

NOTE: Acknowledgment form on reverse side.

S.D. 3

M0921004

DB:bw:p:conf:db-daytoncrk8ex.8 92508

STATE OF CALIFORNIA) ss.
COUNTY OF LOS ANGELES)
ex officio the governing body of a and authorities for which said Boo of the Government Code that au	Board of Supervisors for the County of Los Angeles and all other special assessment and taxing districts, agencies, and so acts adopted a resolution pursuant to Section 25103 thorized the use of facsimile signatures of the Chairman of nts, or instruments requiring the Chairman's signature.
	ertifies that on this day of, 20,
Chairman of the Board of Superv DISTRICT, was affixed hereto as further certifies that on this date a Board of Supervisors of the LOS	risors of the LOS ANGELES COUNTY FLOOD CONTROL the official execution of this document. The undersigned copy of the document was delivered to the Chairman of the ANGELES COUNTY FLOOD CONTROL DISTRICT. also hereunto set my hand and affixed my official seal the
	SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles
	Ву
	Deputy
LACECD-SEAL)	

(LACFCD-SEAL)

APPROVED AS TO FORM:

ROBERT E. KALUNIAN Acting County Counsel

P:CONF:ACK:FLODFAX.2 W O BOX RVSD. 92908

DAYTON CREEK 3EX AND 4EX

Includes: BELL CREEK 8EX.8 171-RW 1.1 (Dayton Creek) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0921004

LEGAL DESCRIPTION

PARCEL NOS. 3EX, 4EX, AND 8EX.8 (Quitclaim of portions of fee):

Those portions of those certain parcels of land in Lots 960, 962, and 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 3 (Dayton Creek) and PARCEL 4 (Dayton Creek), both in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 29634, page 101, of Official Records, in the office of said Registrar-Recorder/County Clerk, and PARCEL 8 – (Bell Creek), in said Final Judgment, a certified copy of which is recorded in Book 30117, page 392, of said Official Records, within the following described boundaries:

Beginning at the most southerly corner of Lot 14, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 47°01'07" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°29'54", an arc distance of 59.02 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 53°36'39" East along said last-mentioned southwesterly prolongation, a distance of 6.60 feet to said curved southwesterly line; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 387 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY.OF LOS ANGELES

By _____
SUPERVISING CADASTRAL ENGINEER III Mapping and Property Management Division

ORIGINAL	
AIL THIS DOCUMENT	Γ

TAX STATEMENT TO:

Dated

Vishnu Karra and Praveena R. Karra 7109 Sale Avenue West Hills, CA 91307-2367

AND

DOC	imentary transfer tax is \$
() computed on full value of property conveyed, or) computed on full value less value of liens and encumbrances remaining at time of sale
LOS	ANGELES COUNTY FLOOD CONTROL DISTRICT
Bv	

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number: 2024-016-903 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to VISHNU KARRA and PRAVEENA R. KARRA, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

	LOS ANGELES COUNTY FLOOD CONTROL DISTRI a body corporate and politic	
		pard of Supervisors of the County Flood Control District
(LACFCD-SEAL)		
ATTEST:		
SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles		DAYTON CREEK 4EX.1 171-RW 1.1 S.D. 3 M0921006
Ву		DB:bw p:conf:db-qcdaytoncreek4x.192508
Denuty		

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA) .) ss.	
COUNTY OF LOS ANGELES)	
ex officio the governing body of and authorities for which said Bo	Board of Supervisors for the County of Los Angele all other special assessment and taxing districts, age pard so acts adopted a resolution pursuant to Section athorized the use of facsimile signatures of the Chairments, or instruments requiring the Chairman's signature	25103 man of
Chairman of the Board of Super DISTRICT, was affixed hereto a further certifies that on this date a Board of Supervisors of the LOS	rvisors of the LOS ANGELES COUNTY FLOOD CON as the official execution of this document. The under a copy of the document was delivered to the Chairman S ANGELES COUNTY FLOOD CONTROL DISTRIC	NTROL rsigned n of the T.
In witness whereof, I have day and year above written.	e also hereunto set my hand and affixed my official s	eal the
	SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles	
	ByDeputy	
(LACFCD-SEAL)		
APPROVED AS TO FORM:		
ROBERT E. KALUNIAN Acting County Counsel By Deputy	_	

P:CONF:ACK:FLODFAX.2 W O BOX RVSD. 92908

DAYTON CREEK 4EX.1

171-RW 1.1 A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0921006

LEGAL DESCRIPTION

PARCEL NO. 4EX.1 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 960, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 4 (Dayton Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 29634, page 101, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly comer of Lot 13, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 53°36'39" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°03'09", an arc distance of 51.50 feet to the southwesterly prolongation of that certain course having a distance of 77.18 feet in the northwesterly line of said last-mentioned lot; thence North 52°37'59" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said curved southwesterly line; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 340 ± square feet

APPROVED AS TO DESCRIPTION
COUNTY OF LOS ANGELES
Ву
SUPERVISING CADASTRAL ENGINEER III Mapping and Property Management Division

DUPLICATE

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Vishnu Karra and Praveena R. Karra 7109 Sale Avenue West Hills, CA 91307-2367

Documentary transfer tax is \$ () computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
D ₁₁

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number: 2024-016-903 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to VISHNU KARRA and PRAVEENA R. KARRA, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated	•	•
	LOS ANGELES COUNTY FLOOD CONTROL DISTI a body corporate and politic	
		pard of Supervisors of the County Flood Control District
(LACFCD-SEAL)		
ATTEST:		
SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles		DAYTON CREEK 4EX.1 171-RW 1.1 S.D. 3 M0921006
By		DB:bw P:CONF:DB-QCDAYTONCREEK4x.1 92508
Deputy		

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)	
COUNTY OF LOS ANGELES) ss.)	
On January 6, 1987, the I ex officio the governing body of a and authorities for which said Boa of the Government Code that authorities the Board on all papers, document	rd so acts adopted a resolution or ized the use of facsimile s	and taxing districts, agencies, on pursuant to Section 25103 ignatures of the Chairman of
the facsimile signature of Chairman of the Board of Supervi DISTRICT, was affixed hereto as further certifies that on this date a	the official execution of this copy of the document was de	COUNTY FLOOD CONTROL document. The undersigned livered to the Chairman of the
Board of Supervisors of the LOS	ANGELES COUNTY FLOOD	CONTROL DISTRICT.
In witness whereof, I have day and year above written.	also hereunto set my hand ar	nd affixed my official seal the
	SACHI A. HAMA of the Board of S of the County of	•
	Ву	
	- y	Deputy
(LACFCD-SEAL)		
APPROVED AS TO FORM:		
ROBERT E. KALUNIAN Acting County Counsel		
By Mux MM4 Deput		

DAYTON CREEK 4EX.1

171-RW 1.1 A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0921006

LEGAL DESCRIPTION

PARCEL NO. 4EX.1 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 960, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 4 (Dayton Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 29634, page 101, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly comer of Lot 13, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 53°36'39" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°03'09", an arc distance of 51.50 feet to the southwesterly prolongation of that certain course having a distance of 77.18 feet in the northwesterly line of said last-mentioned lot; thence North 52°37'59" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said curved southwesterly line; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: $340 \pm \text{square feet}$

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By _____
SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

ORIGINAL

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Ronald J. Selwyn Virginia B. Selwyn 7077 Sale Avenue West Hills, CA 91307-2370

 Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number: 2024-016-903 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to RONALD J. SELWYN and VIRGINIA B. SELWYN, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dateu	LOS ANGELES (a body corporate	COUNTY FLOOD CONTROL DISTRICT, and politic
		pard of Supervisors of the County Flood Control District
(LACFCD-SEAL)		
ATTEST:		
SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles		BELL CREEK Parcel 8EX.4 171-RW 1.1 (Dayton Creek) S.D. 3 M0821016
By		
Deputy		

NOTE: Acknowledgment form on reverse side.

Datad

STATE OF CALIFORNIA)) ss.	
COUNTY OF LOS ANGELES)	
ex officio the governing body of all other spe and authorities for which said Board so acts	supervisors for the County of Los Angeles and ecial assessment and taxing districts, agencies, adopted a resolution pursuant to Section 25103 e use of facsimile signatures of the Chairman of tuments requiring the Chairman's signature.
the facsimile signature of	LOS ANGELES COUNTY FLOOD CONTROL execution of this document. The undersigned document was delivered to the Chairman of the
In witness whereof, I have also hereuday and year above written.	nto set my hand and affixed my official seal the
	SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles
	Ву
	By Deputy
(LACFCD-SEAL)	ByDeputy
(LACFCD-SEAL) APPROVED AS TO FORM:	ByDeputy
	Deputy Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN	Deputy Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By January Deputy	Deputy Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Julius 144 Deputy APPROVED as to title and execution,	Deputy Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By January Deputy	Deputy Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Deputy Deputy APPROVED as to title and execution,	Deputy Deputy

BELL CREEK 8EX.4 171-RW 1.1 (DAYTON CREEK) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0821016

LEGAL DESCRIPTION

PARCEL NO. 8EX.4 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the southerly corner of Lot 19, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 29°41'47" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 6.59 feet to a point in a non-tangent curve concave to the northeast and having a radius of 966.59 feet, a radial of said curve to said point bears South 29°40'34" West; thence northwesterly along said curve through a central angle of 3°25'36", an arc distance of 57.81 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 33°07'22" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to the curved southwesterly line of said last-mentioned lot; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 380 ± square feet

APPROVED AS TO DESCRIPTION
COUNTY OF LOS ANGELES
By
SUPERVISING CADASTRAL ENGINEER III Mapping and Property Management Division
'

DUPLICATE

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Ronald J. Selwyn Virginia B. Selwyn 7077 Sale Avenue West Hills, CA 91307-2370

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number: 2024-016-903 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By_____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to RONALD J. SELWYN and VIRGINIA B. SELWYN, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic		
	•	ard of Supervisors of the County Flood Control District	
(LACFCD-SEAL)			
ATTEST:			
SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles		BELL CREEK Parcel 8EX.4 171-RW 1.1 (Dayton Creek) S.D. 3 M0821016	
By			

NOTE: Acknowledgment form on reverse side.

OG:bw P:CONF:OG-QCD BLL CYN 8EX.4.1 2909

) SS	•
COUNTY OF LOS ANGELES)	
ex officio the governing body of all oth and authorities for which said Board so of the Government Code that authorize	d of Supervisors for the County of Los Angeles and er special assessment and taxing districts, agencies, acts adopted a resolution pursuant to Section 25103 ed the use of facsimile signatures of the Chairman of or instruments requiring the Chairman's signature.
The undersigned hereby certifie	s that on this day of, 20,
the facsimile signature of Chairman of the Board of Supervisors DISTRICT, was affixed hereto as the of further certifies that on this date a copy	of the LOS ANGELES COUNTY FLOOD CONTROL official execution of this document. The undersigned of the document was delivered to the Chairman of the ELES COUNTY FLOOD CONTROL DISTRICT.
In witness whereof, I have also day and year above written.	hereunto set my hand and affixed my official seal the
	SACHI A. HAMAI, Executive Officer
	of the Board of Supervisors
	of the County of Los Angeles
	By Deputy
•	D 1 -
	Deputy
	Deputy
(LACFCD-SEAL)	Deputy
(LACFCD-SEAL)	Deputy
(LACFCD-SEAL) APPROVED AS TO FORM:	Deputy
APPROVED AS TO FORM:	Deputy
	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Malux MM	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Malux MM	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Julius My Deputy APPROVED as to title and execution,	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Malux Mh Deputy APPROVED as to title and execution,	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Julius My Deputy APPROVED as to title and execution,	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By July Deputy APPROVED as to title and execution,	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Many Deputy APPROVED as to title and execution,	

BELL CREEK 8EX.4 171-RW 1.1 (DAYTON CREEK) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0821016

LEGAL DESCRIPTION

PARCEL NO. 8EX.4 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the southerly corner of Lot 19, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 29°41'47" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 6.59 feet to a point in a non-tangent curve concave to the northeast and having a radius of 966.59 feet, a radial of said curve to said point bears South 29°40'34" West; thence northwesterly along said curve through a central angle of 3°25'36", an arc distance of 57.81 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 33°07'22" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to the curved southwesterly line of said last-mentioned lot; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 380 ± square feet

ORIGINAL

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Ms. Dening Cai 7085 Sale Avenue West Hills, CA 91307-2368

P:CONF:KR-QCDBELLCREEK8EX.5 81808

	Space Above This Line Reserved for Recorder's Use
Documentary transfer tax is \$	Assessor's Identification Number: 2024-016-903 (Portion)
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT By	
QUIT	CLAIM DEED
COUNTY FLOOD CONTROL DISTRICTURE release, and forever quitclaim to DENIN in and to the real property in the City of	eipt of which is hereby acknowledged, the LOS ANGELES CT, a body corporate and politic, does hereby remise, IG CAI, an unmarried woman, all its right, title, and interest f Los Angeles, County of Los Angeles, State of California, and by this reference made a part hereof.
EXCEPTING AND RESERVING minerals, but without right of entry to the	G all oil, gas, petroleum, and other hydrocarbons and e surface of said land.
	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic
,	By Chairman, Board of Supervisors of the Los Angeles County Flood Control District
(LACFCD-SEAL)	
ATTEST:	
SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles	BELL CREEK Parcel 8EX.5 171-RW 1.1 (Dayton Creek) S.D. 3 M0821017
By Deputy	
KR·hw	

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)) ss.
COUNTY OF LOS ANGELES)
ex officio the governing body of a and authorities for which said Boa of the Government Code that aut	Board of Supervisors for the County of Los Angeles and all other special assessment and taxing districts, agencies, and so acts adopted a resolution pursuant to Section 25103 thorized the use of facsimile signatures of the Chairman of ints, or instruments requiring the Chairman's signature.
The undersigned hereby c the facsimile signature of Chairman of the Board of Superv	ertifies that on this day of, 20, risors of the LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT, was affixed hereto as further certifies that on this date a	the official execution of this document. The undersigned copy of the document was delivered to the Chairman of the ANGELES COUNTY FLOOD CONTROL DISTRICT.
In witness whereof, I have day and year above written.	also hereunto set my hand and affixed my official seal the
	SACHI A. HAMAI, Executive Officer
	of the Board of Supervisors of the County of Los Angeles
	_
	By Deputy
	Doputy
	Dopaty
(LACFCD-SEAL)	Dopaty
(LACFCD-SEAL) APPROVED AS TO FORM:	Dopary
APPROVED AS TO FORM: ROBERT E. KALUNIAN	
APPROVED AS TO FORM:	
APPROVED AS TO FORM: ROBERT E. KALUNIAN	
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel	
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel	
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By July Deputy Deputy APPROVED as to title and execution,	, 20
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Deputy	, 20
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Deputy Deputy Deputy Department of Public Works	, 20

BELL CREEK 8EX.5 171-RW 1.1 (DAYTON CREEK) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0821017

LEGAL DESCRIPTION

PARCEL NO. 8EX.5 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the southerly corner of Lot 17, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 36°25'10" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 6.59 feet to a point in a non-tangent curve concave to the northeast and having a radius of 966.59 feet, a radial of said curve to said point bears South 36°24'00" West; thence northwesterly along said curve through a central angle of 3°25'35", an arc distance of 57.80 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 39°50'44" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to the curved southwesterly line of said last-mentioned lot; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 380 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By _____
SUPERVISING CADASTRAL ENGINEER III Mapping and Property Management Division

DUPLICATE

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Ms. Dening Cai 7085 Sale Avenue West Hills, CA 91307-2368

Documentary transfer tax is \$_____

computed on full value of property conveyed, or computed on full value less value of liens and encumbrances remaining at time of sale	Assessor's Identification Number: 2024-016-903 (Portion)
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	
Ву	-
Q U I ⁻	CLAIM DEED
COUNTY FLOOD CONTROL DIST release, and forever quitclaim to DEN in and to the real property in the City	eceipt of which is hereby acknowledged, the LOS ANGELES RICT, a body corporate and politic, does hereby remise, ING CAI, an unmarried woman, all its right, title, and interest of Los Angeles, County of Los Angeles, State of California, and by this reference made a part hereof.
EXCEPTING AND RESERVI minerals, but without right of entry to t	NG all oil, gas, petroleum, and other hydrocarbons and he surface of said land.
Dated	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic
	By Chairman, Board of Supervisors of the Los Angeles County Flood Control District
(LACFCD-SEAL)	
ATTEST:	
SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles	BELL CREEK Parcel 8EX.5 171-RW 1.1 (Dayton Creek) S.D. 3 M0821017
By	
KR:bw P:CONF:KR-QCDBELLCREEK8EX.5 81808	

NOTE: Acknowledgment form on reverse side.

Space Above This Line Reserved for Recorder's Use

STATE OF CALIFORNIA)			The state of the s
COUNTY OF LOS ANGELES) ss.)			
On January 6, 1987, the ex officio the governing body of and authorities for which said Bo of the Government Code that authe Board on all papers, docume	all other spe ard so acts thorized the	ecial assessme adopted a res e use of facsin	ent and taxin olution pursu nile signature	g districts, agencies, ant to Section 25103 as of the Chairman of
The undersigned hereby of the facsimile signature of	visors of the s the officia a copy of the	LOS ANGEL l execution of document wa	ES COUNTY this docume as delivered to	/ FLOOD CONTROL nt. The undersigned o the Chairman of the
In witness whereof, I have day and year above written.	e also hereu	into set my ha	nd and affixe	d my official seal the
		of the Board	AMAI, Execu of Supervisory of Los Ang	ors
		Ву	Depu	ıty
(LACFCD-SEAL)				·
APPROVED AS TO FORM:				
ROBERT E. KALUNIAN Acting County Counsel				
By Min MM4 Deput				
APPROVED as to title and execution,	_, 20			
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Divi	sion			
Supervising Title Examiner				
• _				

BELL CREEK 8EX.5 171-RW 1.1 (DAYTON CREEK) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0821017

LEGAL DESCRIPTION

PARCEL NO. 8EX.5 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the southerly corner of Lot 17, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 36°25'10" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 6.59 feet to a point in a non-tangent curve concave to the northeast and having a radius of 966.59 feet, a radial of said curve to said point bears South 36°24'00" West; thence northwesterly along said curve through a central angle of 3°25'35", an arc distance of 57.80 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 39°50'44" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to the curved southwesterly line of said last-mentioned lot; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 380 ± square feet

APPROVED AS TO DESCRIPTION
COUNTY OF LOS ANGELES
Ву
SUPERVISING CADASTRAL ENGINEER III Mapping and Property Management Division

ORIGINAL

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Mr. Guy Langley 7081 Sale Avenue West Hills, CA 91307-2368

	Space Above This Line Reserved for Recorder's Use
Documentary transfer tax is \$	Assessor's Identification Number: 2024-016-903 (Portion)
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	
Ву	
QUITC	LAIM DEED
COUNTY FLOOD CONTROL DISTRICT release, and forever quitclaim to GUY property, all its right, title, and interest in	pt of which is hereby acknowledged, the LOS ANGELES I, a body corporate and politic, does hereby remise, LANGLEY, a married man, as his sole and separate in and to the real property in the City of Los Angeles, hia, described in Exhibit A attached hereto and by this
EXCEPTING AND RESERVING minerals, but without right of entry to the s	all oil, gas, petroleum, and other hydrocarbons and urface of said land.
Dated	
LC	OS ANGELES COUNTY FLOOD CONTROL DISTRICT, body corporate and politic
Ву	,
	Chairman, Board of Supervisors of the Los Angeles County Flood Control District
(LACFCD-SEAL)	
ATTEST:	
SACHI A. HAMAI, Executive Officer	BELL CREEK
of the Board of Supervisors	Parcel 8EX.6 171-RW 1.1 (Dayton Creek)
of the County of Los Angeles	S.D. 3 M0921002
Ву	
Deputy	

NOTE: Acknowledgment form on reverse side.

\	
COUNTY OF LOS ANGELES)	
ex officio the governing body of all other spe and authorities for which said Board so acts	upervisors for the County of Los Angeles and ecial assessment and taxing districts, agencies, adopted a resolution pursuant to Section 25103 as use of facsimile signatures of the Chairman of tuments requiring the Chairman's signature.
the facsimile signature of	on thisday of, 20, LOS ANGELES COUNTY FLOOD CONTROL execution of this document. The undersigned document was delivered to the Chairman of the COUNTY FLOOD CONTROL DISTRICT.
In witness whereof, I have also hereu day and year above written.	nto set my hand and affixed my official seal the
	SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles
	D.
	By
	Deputy Deputy
(LACFCD-SEAL)	Deputy
(LACFCD-SEAL) APPROVED AS TO FORM:	Deputy
,	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN	Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Deputy Deputy APPROVED as to title and execution,	Deputy Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Mark Mark Deputy	Deputy Deputy
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Deputy APPROVED as to title and execution,	Deputy Deputy

BELL CREEK 8EX.6 171-RW 1.1 (DAYTON CREEK) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0921002

LEGAL DESCRIPTION

PARCEL NO. 8EX.6 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly corner of Lot 18, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 33°07'22" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°17'50", an arc distance of 55.63 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 36°25'10" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said southwesterly line; thence southeasterly along said southwesterly line to the point of beginning.

Containing: 365 ± square feet

APPROVED AS TO DESCRIPTION
COUNTY OF LOS ANGELES
Ву
SUPERVISING CADASTRAL ENGINEER III Mapping and Property Management Division

DUPLICATE

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Mr. Guy Langley 7081 Sale Avenue West Hills, CA 91307-2368

Occumentary transfer tax is \$ () computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale	Assessor's Identification Number: 2024-016-903 (Portion)
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	_
	CLAIM DEED
COUNTY FLOOD CONTROL DISTR release, and forever quitclaim to GU property, all its right, title, and interes	ceipt of which is hereby acknowledged, the LOS ANGELES ICT, a body corporate and politic, does hereby remise, IY LANGLEY, a married man, as his sole and separate at in and to the real property in the City of Los Angeles, fornia, described in Exhibit A attached hereto and by this
EXCEPTING AND RESERVIN minerals, but without right of entry to th	G all oil, gas, petroleum, and other hydrocarbons and e surface of said land.
Dated	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic
	By Chairman, Board of Supervisors of the Los Angeles County Flood Control District
(LACFCD-SEAL)	
ATTEST:	
SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles	BELL CREEK Parcel 8EX.6 171-RW 1.1 (Dayton Creek) S.D. 3 M0921002
By Deputy	·
NOTE: Ackn	nowledgment form on reverse side.

Space Above This Line Reserved for Recorder's Use

KR:bw p:conf:kr-qcdbellcreek8ex6 81808

STATE OF CALIFORNIA)) ss.	
COUNTY OF LOS ANGELES)	
ex officio the governing body of all other spe and authorities for which said Board so acts	supervisors for the County of Los Angeles and ecial assessment and taxing districts, agencies, adopted a resolution pursuant to Section 25103 a use of facsimile signatures of the Chairman of ruments requiring the Chairman's signature.
the facsimile signature of	LOS ANGELES COUNTY FLOOD CONTROL execution of this document. The undersigned document was delivered to the Chairman of the
In witness whereof, I have also hereu day and year above written.	nto set my hand and affixed my official seal the
	SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles
	By
	By Deputy
(LACFCD-SEAL)	
(LACFCD-SEAL) APPROVED AS TO FORM:	
APPROVED AS TO FORM: ROBERT E. KALUNIAN	
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Mule Mill	
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County-Counsel By Manual Manua	
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Deputy APPROVED as to title and execution,	

BELL CREEK 8EX.6 171-RW 1.1 (DAYTON CREEK) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0921002

LEGAL DESCRIPTION

PARCEL NO. 8EX.6 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly corner of Lot 18, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 33°07'22" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°17'50", an arc distance of 55.63 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 36°25'10" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said southwesterly line; thence southeasterly along said southwesterly line to the point of beginning.

Containing: 365 ± square feet

APPROVED AS TO DESCRIPTION
COUNTY OF LOS ANGELES
Ву
SUPERVISING CADASTRAL ENGINEER III Mapping and Property Management Division

ORIGINAL

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Mr. and Mrs. Srinivas Ankareddy 7089 Sale Avenue West Hills, CA 91307-2368

) computed on full value of property conveyed, or

Documentary transfer tax is \$_

() computed on full value of property conveyed, () computed on full value less value of liens and encumbrances remaining at time of sale	Assessor's Identification Number: 2024-016-903 (Portion)
LOS ANGELES COUNTY FLOOD CONTROL DIST	RICT
Ву	
QU	ITCLAIM DEED
COUNTY FLOOD CONTROL DIS release, and forever quitclaim to S and wife as joint tenants, all its rig	, receipt of which is hereby acknowledged, the LOS ANGELES STRICT, a body corporate and politic, does hereby remise RINIVAS ANKAREDDY and SRIDEVI ANKAREDDY, husband the state of california, described in Exhibit A attached heretonereof.
EXCEPTING AND RESER minerals, but without right of entry t	VING all oil, gas, petroleum, and other hydrocarbons and othe surface of said land.
Dated	
	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic

By_

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles

BELL CREEK
Parcel 8EX.7
171-RW 1.1 (Dayton Creek)
S.D. 3 M0921005

Chairman, Board of Supervisors of the Los Angeles County Flood Control District

Space Above This Line Reserved for Recorder's Use

By______ Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)) ss.	
COUNTY OF LOS ANGELES)	
ex officio the governing body of all other spe and authorities for which said Board so acts	upervisors for the County of Los Angeles and ecial assessment and taxing districts, agencies, adopted a resolution pursuant to Section 25103 a use of facsimile signatures of the Chairman of ruments requiring the Chairman's signature.
the facsimile signature of	on this day of, 20, LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT, was affixed hereto as the officia	I execution of this document. The undersigned adocument was delivered to the Chairman of the
In witness whereof, I have also heredday and year above written.	into set my hand and affixed my official seal the
	SACHI A. HAMAI, Executive Officer
	of the Board of Supervisors
	of the County of Los Angeles
	of the County of Los Angeles
	By
	•
(LACFCD-SEAL)	By
(LACFCD-SEAL) APPROVED AS TO FORM:	By
	By
APPROVED AS TO FORM: ROBERT E. KALUNIAN	By
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Many Many Many Many Many Many Many Man	By
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Walk Mark Deputy APPROVED as to title and execution,	By
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Many Many Many Many Many Many Many Man	By
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Walk Mark Deputy APPROVED as to title and execution,	By

BELL CREEK 8EX.7 171-RW 1.1 (DAYTON CREEK) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0921005

LEGAL DESCRIPTION

PARCEL NO. 8EX.7 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly corner of Lot 16, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 39°50'44" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°21'12", an arc distance of 56.57 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 43°11'53" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said curved southwesterly line; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 371 ± square feet

APPROVED AS TO DESCRIPTION
COUNTY OF LOS ANGELES
By SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

DUPLICATE

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Mr. and Mrs. Srinivas Ankareddy 7089 Sale Avenue West Hills, CA 91307-2368

	Space Above This Line Reserved for Recorder's Use
Documentary transfer tax is \$ () computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale	Assessor's Identification Number: 2024-016-903 (Portion)
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT By	_
QUIT	CLAIM DEED
release, and forever quitclaim to SRIN and wife as joint tenants, all its right,	ceipt of which is hereby acknowledged, the LOS ANGELES LICT, a body corporate and politic, does hereby remise, IVAS ANKAREDDY and SRIDEVI ANKAREDDY, husband title, and interest in and to the real property in the City of State of California, described in Exhibit A attached hereto of.
EXCEPTING AND RESERVIN minerals, but without right of entry to the	G all oil, gas, petroleum, and other hydrocarbons and e surface of said land.
Dated	
	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic
	ByChairman, Board of Supervisors of the Los Angeles County Flood Control District
(LACFCD-SEAL)	
ATTEST:	
SACHI A. HAMAI, Executive Officer of the Board of Supervisors of the County of Los Angeles	BELL CREEK Parcel 8EX.7 171-RW 1.1 (Dayton Creek) S.D. 3 M0921005

NOTE: Acknowledgment form on reverse side.

Deputy

By_

STATE OF CALIFORNIA)	and the second of the second o
COUNTY OF LOS ANGELES) ss.)	
ex officio the governing body of a and authorities for which said Boa of the Government Code that aut	loard of Supervisors for the County of other special assessment and taxing of so acts adopted a resolution pursu porized the use of facsimile signature ts, or instruments requiring the Chai	ng districts, agencies, nant to Section 25103 es of the Chairman of
the facsimile signature ofChairman of the Board of Superv DISTRICT, was affixed hereto as further certifies that on this date a Board of Supervisors of the LOS	rtifies that on this day of sors of the LOS ANGELES COUNTY the official execution of this docume copy of the document was delivered to ANGELES COUNTY FLOOD CONT	Y FLOOD CONTROL ent. The undersigned to the Chairman of the ROL DISTRICT.
In witness whereof, I have day and year above written.	also hereunto set my hand and affixe	ed my official seal the
	SACHI A. HAMAI, Execution of the Board of Supervision of the County of Los Ang	ors
	ByDep	uty
(LACFCD-SEAL)		uty
(LACFCD-SEAL) APPROVED AS TO FORM:		uty
		uty
APPROVED AS TO FORM: ROBERT E. KALUNIAN		uty
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By		uty
APPROVED AS TO FORM: ROBERT E. KALUNIAN Acting County Counsel By Deputy	20	uty

BELL CREEK 8EX.7 171-RW 1.1 (DAYTON CREEK) A.P.N. 2024-016-903 (Portion) T.G. 529(H5) I.M. 174-097 S.D. 3 M0921005

LEGAL DESCRIPTION

PARCEL NO. 8EX.7 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly corner of Lot 16, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 39°50'44" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°21'12", an arc distance of 56.57 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 43°11'53" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said curved southwesterly line; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 371 ± square feet